

Minutes–July 19, 2012, Board Meeting

Condominium Corporation No. 882 0814 **www.birchwoodcountrycondo.com**

(Draft for review & approval)

Attending: John Budd, Wally MacNeil, Eric Corbiere, Jan Wells & Crystal Heck (Accountant/Recording Secretary). Regrets: Don Welsh & Shawn Little
Absent : Dan Hill.

Guests: Sharon Kuzio, Lot 62; Jim Jansen, Lot 41A; Rick Cummings, Lot 92; Jeannette Craddock, Lot 92; and Rod Yakubow, Lot 133.

Agenda

John Budd called the meeting to order at 7:04 p.m. at Birchwood Center.

Open Forum

Sharon Kuzio, Lot 62 asked the Board if the minutes of last meeting had been posted on the website. Jan Wells said that Melissa Southorn posted it yesterday on the website. She asked the Board if they would send a letter to the Golf Course Mortgage Company and request that the road be trimmed after the bridge due to safety concerns. The Board will prepare and send a letter but in the meantime they will get the road mowed.

Jim Jansen, Lot 41A, asked if the Board had considered talking to lawyers regarding if there is any way that we can force the hand of the mortgage company in cleaning up the golf course. The Board will take this to the closed meeting and discuss whether the cost would warrant talking to their lawyers.

Jim Jansen gave an update of the centre addition. The project is well underway with the pad poured. The dimensional lumber for walls and trusses has been ordered. Currently there is approx 10K invested in the project. Will work on getting volunteers to help getting it up to lock up stage but may have to let it sit until there can be more funding available to complete the project. The Board hasn't received any information back from the donation letter sent to Arc Resources by the previous board.

Rick Cummings, Lot 92 asked the Board if there was a list of owners that would be available to him as numerous guests of Birchwood stop and ask him where owners are located. Sharon Kuzio explained due to the new privacy laws this is something that would not be available for his use. Rick Cummings also asked if the Board have put any thought to changing the flags at the front entrance. Wally MacNeil explained that the ropes are broken and would need some way of getting up the pole to change the flags. The Board will talk to Shawn Little when he is back to see if he would have a way to replace the flags with the picker.

The open forum was completed at 7:25 p.m.

Board Portion of Meeting

John Budd called the Board portion of the meeting to order at 7:30 p.m. Wally MacNeil moved that the June 21, 2012, meeting minutes be accepted as amended, seconded by Jan Wells, carried unanimously. The amendment to the minutes was a change to show that the development permit was given to Lot 63 (Shewfelt) instead of Lot 64 as written in the minutes.

Water Report

Rod Yakubow handed in his water report for filing. He noted that water usage is normal and everything is going well. Rod Yakubow also submitted invoices for additional mileage and services provided over and above his contract. Rod Yakubow used Tom Maclean's equipment but didn't know how this use of equipment is paid for. The Board will check with Larry Kuzio on how this has been dealt with in the past.

Site services

Larry Kuzio submitted his written report which detailed duties provided for the month of June 21 to July 18, 2012.

Wally MacNeil has been doing some of the grading of the roads now that Larry Kuzio is recovering from surgery. Lot 96 electrical cable has been relocated by Tri-Electric. There has been some concern regarding the buildings going up on Lot 109. Eric Corbiere and Wally MacNeil will stop by and confirm what is going on with the buildings. Wally MacNeil requested of Crystal Heck to provide him with the cost to date of grass cutting. (Cost for May was \$805.00 and June mowing was \$2732.50)

Eric Corbiere has been looking at purchasing a new camera for near the dumpster. He is looking for a camera that will take a picture once every 10 seconds. He found one that takes a picture once every 13 seconds that is \$100.00. He will keep looking to find something that will work favorably for taking pictures. The Board will also look at the legalities of placing a sign near the dumpster. Eric Corbiere volunteered to go and speak to owners of Lot 120 regarding the state of the yard. Alternating days for watering of the lawn currently isn't in effect. The Board will notify owners if this changes by the notice board.

Treasurer

Jan Wells provided the board with an update on the Bylaw responses. To date we have received 41% of responses back. Most of the responses came back with the 2013 condo fees and we expect that there will be more envelopes this week. Jan Wells will contact Peter Tadman next week to decide on how to approach a phone call fan out to owners that haven't responded. The Board would appreciate that all owners get their bylaw responses in to the board ASAP.

Financial Report

April and May 2012 financial reports were submitted to the Board as information. June's financial statements will be provided for next meeting so ensure that all last year's costs are included. Crystal Heck will provide the Board a listing of all outstanding receivable by way of email.

Old Business

Jan Wells confirmed that the Lindale Community Hall has been booked for the AGM in June 2013.

Crystal Heck confirmed that Lot 9 wasn't in arrears and the account has been updated.

The Board has done some investigating regarding the changing of the planks on the bridge. They have checked with the Brazeau County as well as an engineer out of Calgary. The Engineer reassured the Board that the structure would not be affected if the planks were replaced. Wally MacNeil will look into the type of planks that are currently on the bridge and order some new planks.

Jan Wells purchased a laser printer for the centre.

Playground inspections – Shawn Little has the letter ready to go to the inspector.

The Board discussed the letter received by Rod Yakobow regarding moving the power box located on his property currently in the middle of the driveway. John Budd will have Jerry Wells look at the project and see what it will cost and determine whether this cost is something the Board will cover.

New Business

Confirmation of the Silver Septic Service GST calculation is \$47.50 per pump out (\$45.24 + 2.26 GST) Roy Silver asked the Board if he could get a list of owners but due to the privacy act we cannot provide this to him.

There were some concerns that the range has decreased on the gate controls. Wally MacNeil looked in the box but could not find why this seems to be affected.

Other Business

Nothing currently to report.

Correspondence

For filing: Letter from Witten LLP regarding the change to the price on lot 113 which is currently in foreclosure and letter received from an owner regarding a dog at large situation with the dog owners written response. The Board felt that it is not their place to negotiate for owners and this situation would need to be solved with an Animal enforcement officer.

Adjournment

Meeting adjourned at 8:53 p.m.

The next meeting will be @7 p.m., Thursday, August 23, 2012, @Birchwood Center.

Please check the security gate notice board prior to the meeting date.

07/23/2012